

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3704/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Docklands

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 401/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008  | \$800,000 | 26-Aug-25 |
| 2202/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008 | \$770,000 | 16-Sep-25 |
| 2608/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008 | \$790,000 | 23-Sep-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 December 2025



## 401/103 SOUTH WHARF DRIVE DOCKLANDS VIC 3008

2 2 1

Sold Price

**\$800,000**

Sold Date **26-Aug-25**

Distance

**0km**



## 2202/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

2 2 1

Sold Price

**\$770,000**

Sold Date **16-Sep-25**

Distance

**1.23km**



## 2608/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008

2 2 -

Sold Price

**\$790,000**

Sold Date **23-Sep-25**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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